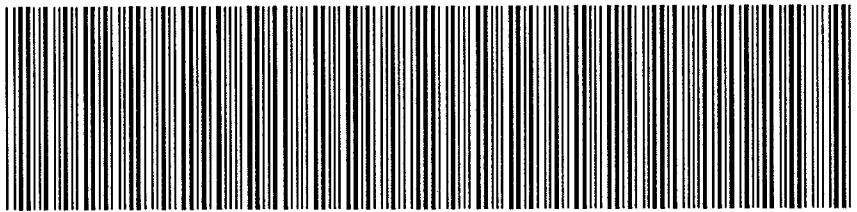


Exhibit C

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2011050600178001001ED9FC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011050600178001

Document Date: 05-05-2011

Preparation Date: 05-06-2011

Document Type: DEED

Document Page Count: 3

PRESENTER:

VINTAGE ABSTRACT CORP (PICK UP GAIL)
2124 FLATBUSH AVENUE
VR16319Q
BROOKLYN, NY 11234
718-377-0200
recordings@vintageabstract.com

RETURN TO:

VINTAGE ABSTRACT CORP (PICK UP GAIL)
2124 FLATBUSH AVENUE
VR16319Q
BROOKLYN, NY 11234
718-377-0200
recordings@vintageabstract.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	3137	21	Entire Lot	85-29 65TH ROAD
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

RATIBA SALIM
85-29 65TH ROAD
REGO PARK, NY 11374

GRANTEE/BUYER:

WAHID SALEEM
85-29 65TH ROAD
REGO PARK, NY 11374

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00	<div data-bbox="836 1633 1055 1854" data-label="Image"> </div> <div data-bbox="974 1596 1531 1785" data-label="Text"> <p>RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 05-11-2011 11:39 City Register File No.(CRFN): 2011000170176</p> </div>	
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 52.00	<div data-bbox="1055 1785 1380 1869" data-label="Text"> <p><i>Annette McMill</i></p> </div>	
Affidavit Fee:	\$ 0.00		

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 5th day of May, 2011

BETWEEN

RATIBA SALIM, residing at 85-29 65th Road, Rego Park, New York 11374,

party of the first part, and

WAHID SALEEM, residing at 85-29 65th Road, Rego Park, New York 11374,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION ----- dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Second Ward of the Borough and County of Queens, City and State of New York, bounded and described as set forth on Schedule "A" attached hereto and made a part hereof.

Said premises being known as and by the street address 85-29 65th Road, Rego Park, New York 11374.

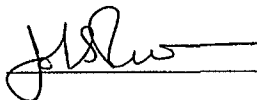
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



RATIBA SALIM

RATIBA SALIM



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

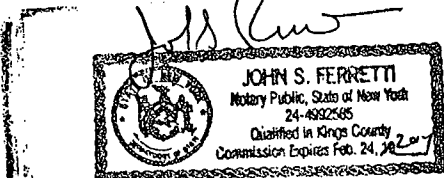
State of New York, County of **KINGS**

, ss:

On the **5th** day of **May** in the year **2011**,
before me, the undersigned, personally appeared

Ratiba Salim

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year ,
before me, the undersigned, a Notary Public in and for said State,
personally appeared
the subscribing witness to the foregoing instrument, with whom I am
personally acquainted, who, being by me duly sworn, did depose and say
that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof);
that he/she/they know(s)

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year ,
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SEAL

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of

, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of **May** in the year **2011**,
before me, the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No. **VRI6319Q**

RATIBA SALIM

TO

WAHID SALEEM

SECTION:

BLOCK: **3137**

LOT: **21**

COUNTY OR TOWN: **QUEENS COUNTY**

RETURN BY MAIL TO:

**JOHN S. FERRETTI, ESQ.
5122 AVENUE N
BROOKLYN, NEW YORK 11234**

DISTRIBUTED BY



YOUR TITLE EXPERTS

**The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396**

TITLE NO. 306-Q-16004

SCHEDULE A

All that certain plot, piece or parcel of land, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of 65th Road with the Westerly side of Fitchett Street;

RUNNING THENCE Westerly along the Northerly side of 65th Road 32.59 feet;

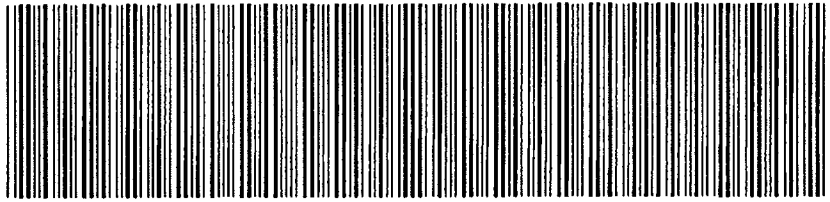
THENCE Northerly at right angles to the Northerly side of 65th Road and part of the distance through a party wall and a garage party wall for the full length of said wall, 101.61 feet to the Southerly boundary line of property shown on a certain map entitled "Map of Forest Hills West, Section No. 2, Second Ward, Borough of Queens, New York City, surveyed 4/15/22, by Erlandsen & Crowell, C.S.", and filed in the Office of the Queens County Clerk, now Register's Office on 6/22/22 as Map No. 4138;

THENCE Northeasterly on a line forming an interior angle of 104 degrees 18 minutes 20 seconds with the last mentioned line along the Southerly boundary line of the above mentioned map, 3.17 feet to the Westerly side of Fitchett Street;

Thence southerly along the Westerly side of Fitchett Street, 106.17 feet to the corner, at the point or place of BEGINNING.

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED. TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF, IN AND TO ANY STREETS AND ROADS ABUTTING THE ABOVE DESCRIBED PREMISES TO THE CENTER LINE THEREOF.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2011050600178001001S177D

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2011050600178001

Document Date: 05-05-2011

Preparation Date: 05-06-2011

Document Type: DEED

ASSOCIATED TAX FORM ID: 2011050500042

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

1
2
1

C1. County Code _____ C2. Date Deed Recorded _____
Month Day Year
C3. Book _____ C4. Page _____
OR
C5. CRFN _____



**STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES**

RP - 5217NYC

(Rev 11/2002)

1. Property Location	85-29	65TH ROAD	QUEENS	11374
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
2. Buyer Name	SALEEM		WAHID	
	LAST NAME / COMPANY		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)			
	LAST NAME / COMPANY		FIRST NAME	
	STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	<input type="text" value="1"/> # of Parcels OR <input type="checkbox"/> Part of a Parcel		4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC Check the boxes below as they apply: 6. Ownership Type is Condominium <input type="checkbox"/> 7. New Construction on Vacant Land <input type="checkbox"/>	
5. Deed Property Size	<input type="text" value=""/> FRONT FEET X <input type="text" value=""/> DEPTH OR <input type="text" value=""/> ACRES			
8. Seller Name	SALIM		RATIBA	
	LAST NAME / COMPANY		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
9. Check the box below which most accurately describes the use of the property at the time of sale:				
A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input checked="" type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

10. Sale Contract Date 5 / 5 / 2011
Month Day Year

11. Date of Sale / Transfer 5 / 5 / 2011
Month Day Year

12. Full Sale Price \$ 0

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale _____

A	<input checked="" type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	One of the Buyers is also a Seller
D	<input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify Below)
G	<input type="checkbox"/>	Significant Change In Property Between Taxable Status and Sale Dates
H	<input type="checkbox"/>	Sale of Business is Included in Sale Price
I	<input type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)
J	<input type="checkbox"/>	None

15. Building Class B, 3 16. Total Assessed Value (of all parcels in transfer) 2 7 7 6 3

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 3137 21

CERTIFICATION I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Walden
BUYER SIGNATURE DATE 5/5/11
85-29 65th Road
STREET NUMBER STREET NAME (AFTER SALE)
Rego Park N.Y. 11374
CITY OR TOWN STATE ZIP CODE

LAST NAME		FIRST NAME	
AREA CODE		TELEPHONE NUMBER	
SELLER			
SELLER SIGNATURE		DATE	
Ratiba Salim		5/5/11	

2011050500042201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>Wahid Saleem</i>		DATE <i>5/5/11</i>	LAST NAME	FIRST NAME
STREET NUMBER <i>85-29</i>	STREET NAME (AFTER SALE) <i>65th Road</i>	AREA CODE	TELEPHONE NUMBER	
SELLER				
CITY OR TOWN <i>Reg Park</i>	STATE <i>NY</i>	ZIP CODE <i>11374</i>	SELLER SIGNATURE <i>Wahid Saleem</i>	DATE <i>5/5/11</i>

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of Kings)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

85-29 65TH ROAD

Street Address Unit/Apt.
QUEENS New York, 3137 21
Borough Block Lot (the "Premises");

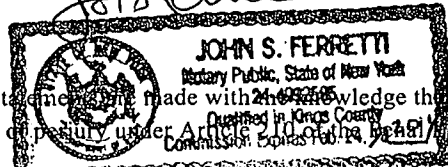
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Ratiba Salim
Name of Grantor (Type or Print)
RATIBA SALIM
Signature of Grantor

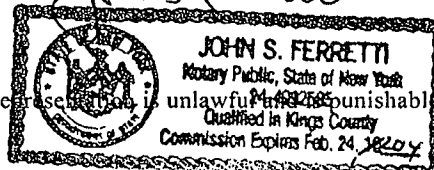
Wahid Saleem
Name of Grantee (Type or Print)
Wahid Saleem
Signature of Grantee

Sworn to before me
this 5th date of May 19 2011



These statements made with knowledge that a willfully false representation is unlawful and punishable as a crime of perjury under Article 140 of the Penal Law.

Sworn to before me
this 5th date of May 19 2011



These statements made with knowledge that a willfully false representation is unlawful and punishable as a crime of perjury under Article 140 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 3137 LOT: 21
- (2) Property Address: 85-29 65TH ROAD, QUEENS, NY 11374
- (3) Owner's Name: SALEEM, WAHID
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: WAHID SALEEM

5/5/2011

Signature: Wahid Saleem

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: